

3

JACKSON - TAYLOR AREA

The Jackson-Taylor Residential Strategy was created to guide the transition of the Jackson-Taylor industrial area to high density housing and supportive mixed-uses oriented to transit and pedestrian activity. Jackson-Taylor consists of approximately 80 acres and is generally bounded by Hedding, Eleventh, Empire, and Sixth Streets. The Plan area is adjacent to the Japantown Neighborhood Business District which offers commercial services, restaurants, and stores that serve the immediate neighborhood and the region.

The objectives of Jackson-Taylor are:

- Maintain and enhance the character of the surrounding community.
- Achieve a supportive mix of housing, employment, shopping, and public uses for active daytime and nighttime use.
- Provide a range of housing types, densities, and prices to house persons with diverse income and household types.
- Strengthen pedestrian linkages to adjacent neighborhoods, transit, and the Japantown Neighborhood Business District.
- Maintain the existing street pattern.

Jackson -Taylor was amended to include an additional 216 units. The General Plan amendment for the former City Corporation Yard site was approved in May 2008 and allows up to 600 new dwelling units with a maximum building height of 175 feet (an increase of 110 feet from the maximum building height of 65 feet originally allowed in the Plan). A Planned Development Zoning is currently on file for the Corporation Yard. The table below documents the amount of development approved and built in Jackson-Taylor.

Jackson-Taylor	Residential (units)	Commercial (s.f.)	Industrial (s.f.)	Parks (acres)
Built	1,031	21,900	-	5.2 acres
Approved	364	12,000	-	0.0
Total Built and Approved	1,395	33,900	-	5.2 acres

SAMPLE DEVELOPMENTS



Mariani Square Townhomes

- 166 Single - family attached for sale residential units on 8.48 gross acre site
- Located on Jackson Street between North 7th and 9th streets.
- Density: 19.6 DU/AC
- Number of stories: 2.5
- Building height: approximately 35 feet
- Year Built: 2004



Markethouse Lofts

- 66 multi - family lofts on 1.6 gross acre site
- Located on the Southeast corner of North 8th and Mission Streets.
- Density: 43 DU/AC
- Number of stories: 4.5
- Building height: approximately 48.5 feet
- Year Built: 2002



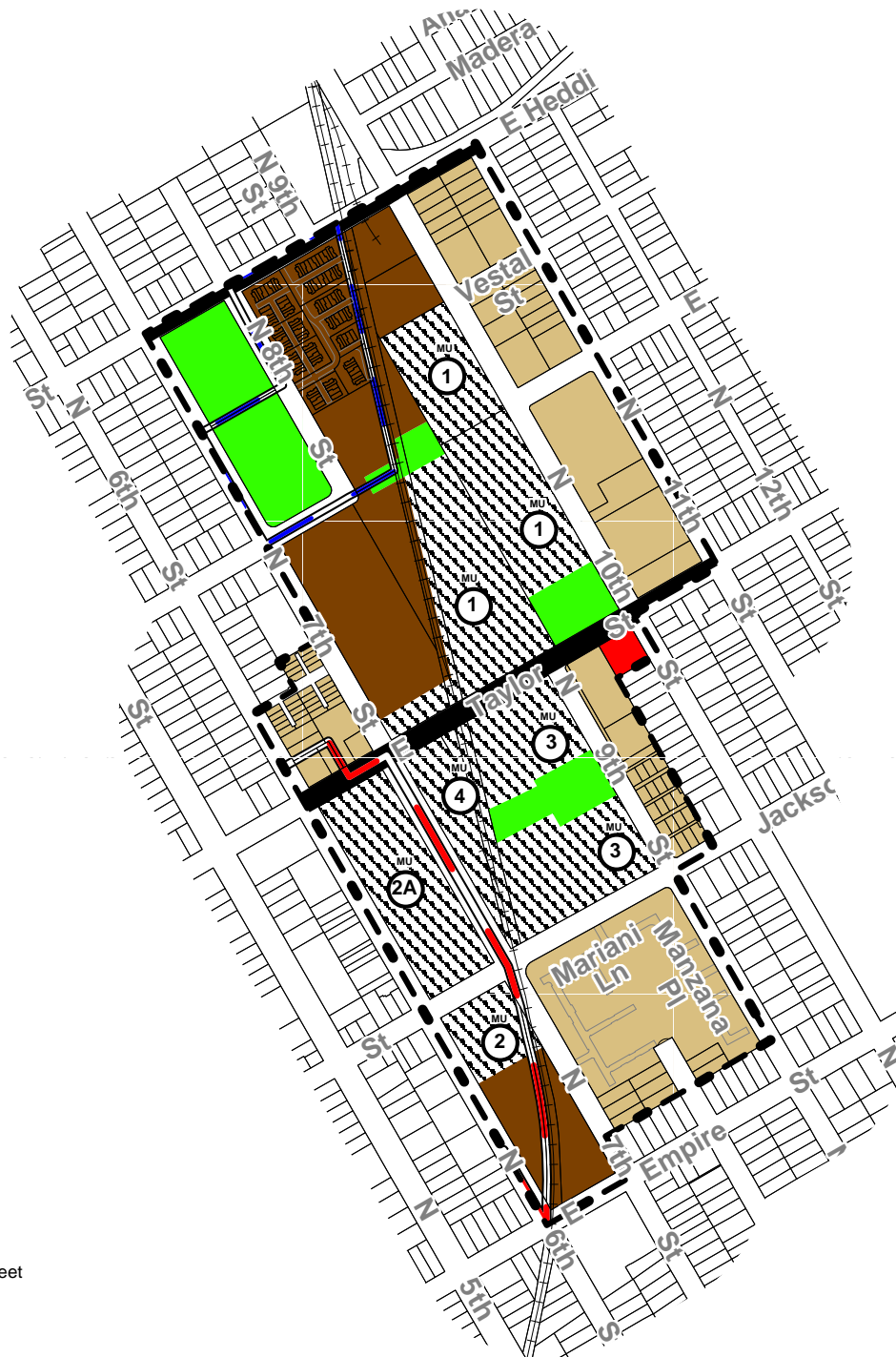
Miraido Village Apartments

- 108 multi -family rental units and 15,000 square feet of commercial uses on 3.1 gross acre site
- Located on Jackson Street between North 6th and 7th Streets.
- Density: 53 DU/AC
- Number of stories: 4
- Building height: approximately
- Year Built: 1998

Jackson-Taylor Residential Strategy Area Aerial Map













Jackson-Taylor Residential Strategy Area



Scale: 1 inch = 700 feet



	Medium High Density Residential (12-25 DU/AC)		General Commercial		Public Park/Open Space
	High Density Residential (25-50 DU/AC; 35 DU/AC avg.)		Neighborhood Business District		Arterial (80-106 ft.)
	Mixed Use 1, 2, 2A, 3 & 4 (See General Plan Text)		Mixed Use Overlay		Major Collector (60-90 ft.)
					Community Boundary

Map Prepared by: City of San Jose,
Planning Division, May 2008

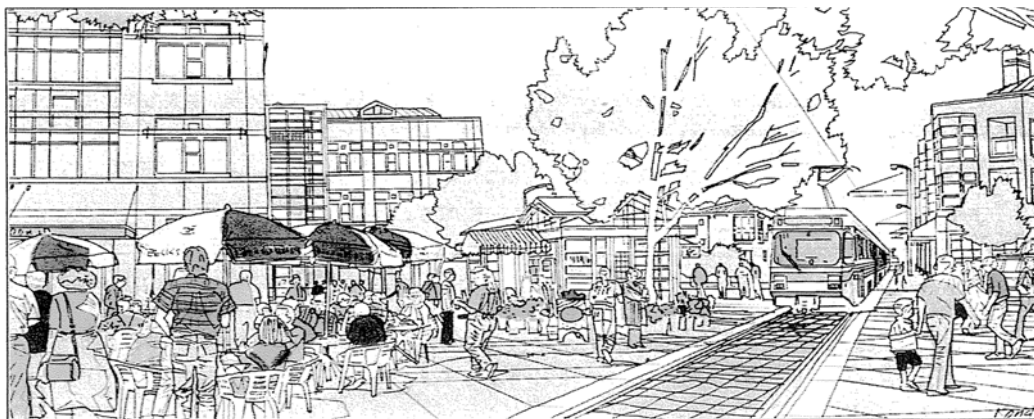
4

MIDTOWN SPECIFIC PLAN

The Midtown Specific Plan (Midtown) was adopted by the City Council in December 1992 to guide the transition of a 210-acre industrial area to a mix of high-density residential, commercial, industrial, and public uses within a pedestrian-and transit-oriented setting. The Diridon (Cahill) Station, located in the northern portion of Midtown, serves as a multi-model terminal where CalTrain, Amtrak, and VTA bus and light rail service all interconnect. Transit service in Midtown may be expanded in the future by a potential extension of BART to San José and by development of the California High Speed Rail system. Midtown includes portions of The Alameda and West San Carlos Neighborhood Business Districts, and its surroundings include historic residential neighborhoods.

The Midtown Specific Plan is intended to implement the following objectives:

- Create a pattern of development that reinforces transit;
- Provide a diversity of housing opportunities that establishes livable neighborhoods;
- Preserve viable industrial and commercial service uses;
- Create an extensive system of pedestrian ways and open spaces;
- Balance circulation needs with considerations of livability; and
- Complement and extend adjacent residential and commercial areas surrounding Midtown.



The Midtown Plan has substantial capacity remaining for the development of residential and employment uses. The table below documents the amount of development approved and built in the Midtown Specific Plan Area.

Midtown	Residential (units)	Employment (s.f.)	Industrial (s.f.)	Parks (acres)
Built	1,600	134,000	-	6.4 acres.
Approved	191	2,500	-	3.1 acres
Total Built and Approved	1,791	136,500	-	9.5 acres

RECENT DEVELOPMENTS



Cahill Park Single-Family Attached Townhouses

- 60 single -family attached for sale units on a 4.4 gross acre site.
- Located across from San Jose Diridon Station
- Density: 46.5 DU/AC
- Number of stories: 3.5
- Building height: approximately 40 feet
- Year Built: 2005



Avalon at Cahill Park Apartments

- 217 multi - family apartments and 8000 square feet of retail space on a 4.70 gross acre site.
- Located on The Alameda.
- Density: 63.5 DU/AC
- Number of stories: 4
- Building height - Up to 65 feet
- Year Built: 2002



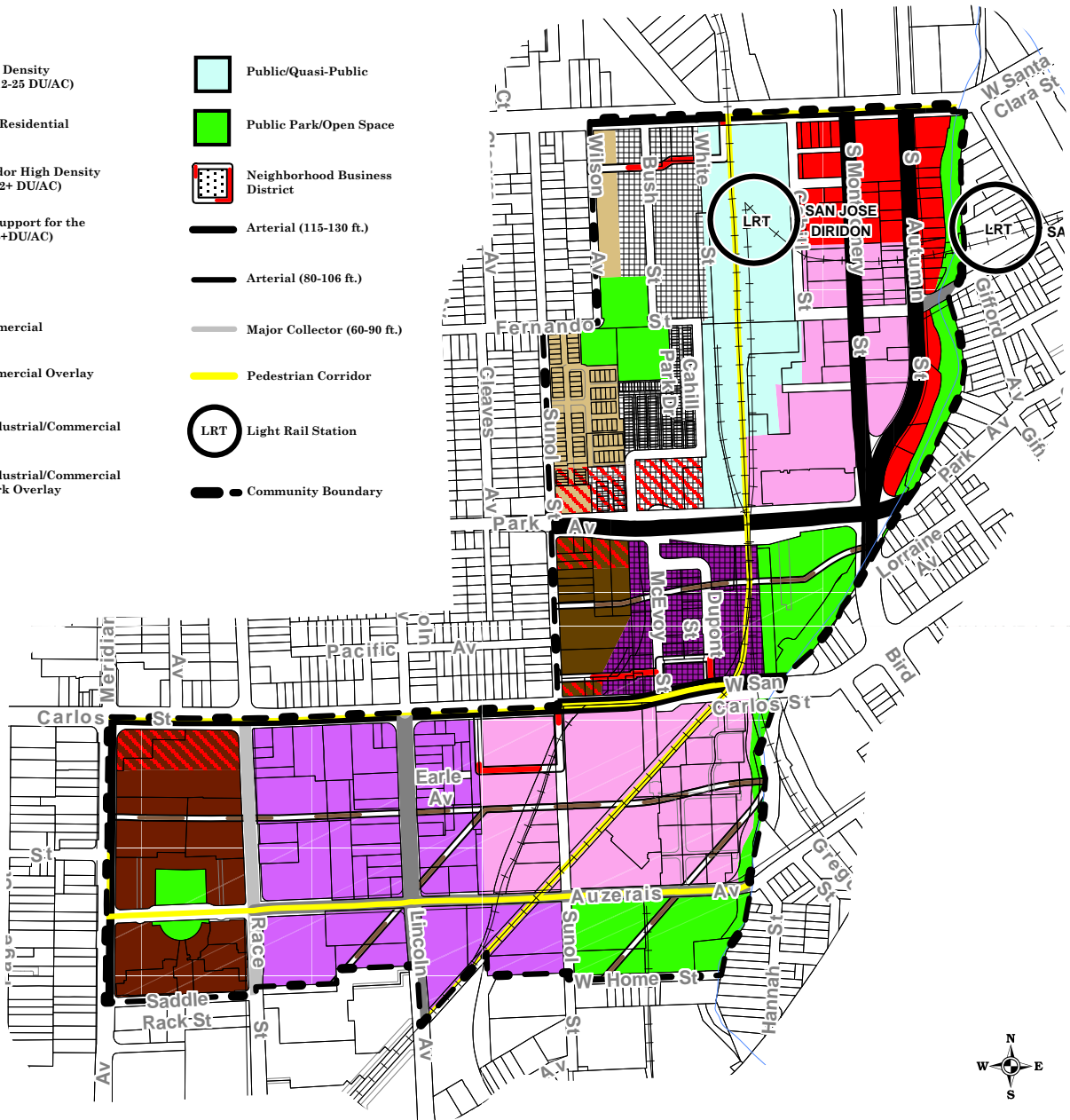
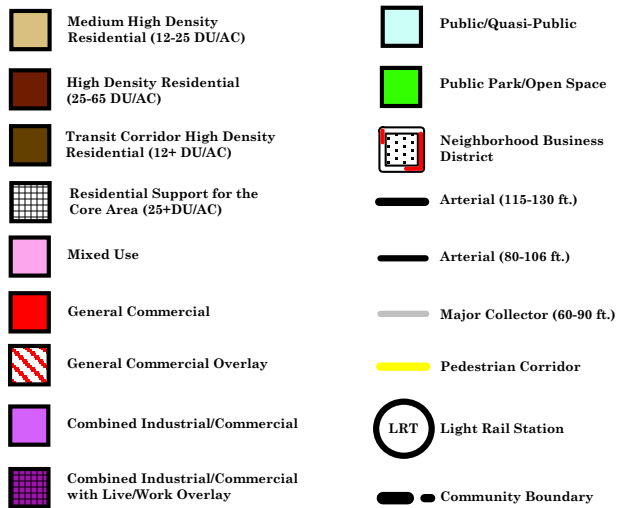
Monti Vista KB Homes Development

- 383 residential units on a 12.4 gross acre site.
- 245 multi - family units (73.4 DU/AC)
- 138 Single - family attached units (18.8 DU/AC)
- Average density: 40.4 DU/AC
- Building height of single - family: 41.5 feet
- Building height of multi - family: 50 feet
- Number of stories: between 3 and 5
- Dedication of a 2.25 gross acre park
- Currently under construction

Midtown Specific Plan Aerial Map



Midtown Specific Plan



Scale: 1 inch = 850 feet

